

*TOWNSHIP OF CHATHAM ZONING
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT
FEBRUARY 16, 2016*

Mrs. Romano, acting as temporary chair, called the Meeting of the Zoning Board of Adjustment to order at 7:30pm with the reading of the Open Public Meetings Act.

Roll Call

Answering present to the roll call were Mr. Williams, Mrs. Romano, Mr. Style, Mr. Borsinger, Mr. Hyland and Mr. Newman. Mr. Weston and Mr. Hurring, Jr. were absent. Mr. Vivona joined the Board at 7:50 after his presentation of the 2016 Zoning Board Annual Report to the Township Committee.

Approval of Minutes

Mr. Hyland made a motion to appoint Mrs. Romano as temporary Chairperson of the Zoning Board of Adjustment. Mr. Newman seconded the motion. All board members were in favor of the motion.

Mr. Williams made a motion to approve the Resolution adopting the Zoning Board of Adjustment 2016 Annual Report. Mr. Borsinger seconded the motion. All board members were in favor of the motion.

Mr. Borsinger made a motion to approve the Resolution for the Appeal of Peter & Barbara Arbes for the interpretation of the Township Zoning Officer approving the fence erected at 10 Runnymede Road. Mr. Williams seconded the motion. All board members were in favor of the motion.

Mr. Williams made a motion to approve the minutes of the January 19, 2017. Mrs. Romano seconded the motion. All board members were in favor of the motion.

Hearings

KJB Builders / Covello

7 Loantaka Lane North
Block: 140, Lot: 2.02

Calendar BOA 16-140-2.02

Mr. David Bailey, architect for the applicant, and Mr. Ken Brill, contractor for the applicant, presented their proposal requesting to replace an existing cabana with a larger one. The existing structure had been 108 square feet and the proposed structure is 408 square feet. This proposed cabana would require a variance for size of an accessory structure where maximum of 150 square feet is allowed. Mr. Brill stated that 3 sides of the proposed cabana would be open and it would only be closed in the back area to provide storage.

Mrs. Romano questioned the applicant about the size and height of the structure.

Mr. Brill stated that this was the size needed for covered patio and storage. The structure is proposed to be 15 feet high.

Ms. Stillinger, representing the Environmental Committee, would like the affect, if any, on wetlands as noted in the Engineering review.

Mr. O'Brien, Township Engineer, requested that the applicant provide a survey of the property.

Mr. Hyland advised the applicant to view a similar recent case before the Zoning Board for a pool and cabana at 51 Dale Drive.

A site visit was scheduled for Saturday, March 4, 2017 at 9:00am.

Mr. Vivona joined the Zoning Board meeting at 7:50 and resumes as Chairman.

Bryce Bushell & Patricia Solfaro
Club Road & River Road
Block: 15, Lot: 7

Calendar BOA 16-15-7

Mr. Fantina, applicants' Engineer, stated that the applicants have provided revised plans:

- (1) The retaining wall has been moved forward in the front yard which will reduce steep slope and save several trees.
- (2) Grading has been revised along Lot 15 removing requested variances.
- (3) Dry wells have been moved to the center of the rear yard and grading has been revised.
- (4) Landscaping plans have been provided for neighboring properties as requested.

Mr. Vivona questioned the type and height of trees being planted along the neighbors' property lines.

Mrs. Solfaro, applicant, stated that the trees would be Green Giant Arborvitaes planted at 1-2 feet and are expected to grow approximately 5 feet per year until reaching maximum height of 20-40 feet.

Mr. Vivona asked if the driveway was going to drain into the drywells.

Mr. Fantina confirmed that the driveways will drain into the drywells. Mr. Fantina also stated that the applicants will agree to comply with 4 concerns detailed in the Engineering review letter.

Mr. Fantina stated that a Phasing Plan has been submitted.

Mrs. Romano asked the applicant about the easement requested by the Environmental Committee.

Mr. Fantina stated that they had received a new letter from a professional regarding wetlands location and stated that the property in question is already protected by DEP as a transition area. Mr. Fantina stated that the applicant is requesting no easement be placed on the property.

Mr. Vivona questioned whether the new trees can be planted on the property prior to construction.

Mrs. Solfaro stated that the trees could not be planted prior to construction and that they may die based on her prior experience with the construction on the neighboring property.

Mr. Vivona questioned the size of the easement requested.

Mr. Fantina stated that an easement of 110 feet, 85 feet from the property line on River Road, was requested and would extend to the area of the dry wells.

Ms. Stillinger disagreed with the 85 feet of DEP transition protection on the property and believed it to be closer to 30 or 35 feet.

Mr. Vivona stated that the sewer line was drawn thru the dry wells and would have to be moved.

Mr. Fantina stated that he will follow up and move the sewer line.

The meeting was opened to the public for comments and questions.

- (1) Mr. Ole Raadan, neighbor at 852 River Road, would like larger trees to be planted on the property line by his pool area. He stated that the growth on these trees averages two feet per year and not five feet as stated previously.
Mr. Vivona stated that it can be stipulated that the trees must be at least 4 feet high when planted. He believes that with regular watering and fertilization that they will grow quickly.
- (2) Ms. Dorothy Stillinger, representative of the Environmental Committee, requested a letter from their professional regarding location of the wetlands transition area to confirm if it is 30 or 80 feet from the property line.
Mr. Fantina stated that according to their environmental expert, David Krueger, 85 feet of the subject property is under transition area protection.

Mr. Vivona stated that this area seemed to be protected by the DEP and that the applicant has gone above and beyond by hiring wetlands experts and that they are planning on leaving this area natural. He further stated that the revisions already proposed would reduce water flow to this area in question.

A motion was offered by Mr. Williams to approve the variances requested for the construction of this single family home as proposed and it was seconded by Mr. Newman. All board members voted in favor of the motion.

Chun Liang Lin
798 River Road
Block: 23 Lot: 18

Calendar BOA 16-23-18

The site visit report was read into the record by Mr. Williams.

Mr. Brian Siegal, architect for the applicant, stated that this is an undersized lot with a ranch style home. He noted that there is a steep rise on the front of the property and that it would be difficult to move the driveway to the front of the home. Instead the applicant is proposing a 2 car garage in a new location to the rear of the property that would eliminate coverage of black top. Mr. Siegal stated that the applicant is requesting 3 variances: 2 rear yard setback variances and 1 front yard setback variance for only 1 foot.

Mr. Vivona questioned whether this was a knockdown.

Mr. Siegal stated that the home would be knocked down to the 1st floor foundation and then there would be an addition in the rear of the property. He stated that they would need to remove the tree by the garage.

Mr. Vivona questioned if there were any wetland issues.

Mr. Siegal stated that PK Environmental did a review which was requested by Mott MacDonald. A report was provided and accepted.

Mr. Vivona questioned drainage issues.

Mr. O'Brien, Township Engineer, stated that a Lot Grading Plan will be required if this application was approved.

A motion was offered by Mr. Borsinger to approve the variances requested for the construction of this single family home as proposed and it was seconded by Mr. Williams. All board members voted in favor of the motion.

The Board discussed the review of the 2016 Annual Report with the Township Committee. Mr. Vivona stated that the Township Committee will send the Zoning Board recommendations to the Planning Board for review.

With no other business before the Zoning Board of Adjustment, Mr. Williams moved to adjourn the meeting, Mr. Borsinger seconded the motion, and it carried unanimously.

Meg Smith
Zoning Board Secretary